

MINUTES

CITY OF WEST HOLLYWOOD
PLANNING COMMISSION

FEBRUARY 2, 1989

West Hollywood Park Auditorium
647 San Vicente Boulevard
West Hollywood, CA 90069

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Richmond at 7:02 P.M.

A. Pledge: The Pledge of Allegiance was led by Commissioner Richmond.

B. Roll Call:

Commissioners Present: Guarriello, Liebowitz-Neglia, Read, Richmond, Gene Smith, Steve Smith

Commissioner Absent: Siegel

Others Present: Howard Zelefsky, Planning Manager; Anne Browning, Associate Planner; Tim Gawronski, Assistant Planner; Moon Gatanela, Secretary

C. Approval of Agenda:

Action: To pull Item III.B.1 and approve the agenda as amended (revised minutes of January 19, 1989).

Motion: Read Second: Liebowitz-Neglia

Vote: All Ayes

Motion carried.

D. Posting of Agenda

This agenda was posted at City Hall, Community Development Department counter, West Hollywood Library on San Vicente Boulevard, and Plummer Park.

II. ITEMS FROM CITIZENS

1. Mike Radcliffe, West Hollywood, talked on:
 - a) Historical Preservation Sites. He mentioned the building on 1033 N. La Brea Avenue which he believes to be of considerable historical importance, being one of the oldest buildings and the first USO in the area and suggested this building be included in the Historical Preservation Ordinance.
 - b) Redevelopment Plan - Inquired about procedure when brought before the City Council. What process is used for these projects to come before the Planning Commission and the citizenry.
2. Bruce Traub, West Hollywood, requested that signs be posted on the front door, giving instructions how to get into the meeting chambers.
3. Budd Kops, West Hollywood, talked on:
 - a) General Plan - amendments are being made before giving it a chance to work.
 - b) Notification of residences/schools 500 feet away from a proposed development. Requesting a method to be sure that the people involved are properly notified.
4. As president of Shoreham Heights Association, Sibyl Zaden, West Hollywood, expressed her thanks for report received on Spago, especially work done by Code Enforcement in reviewing the conditions. She supports staff's recommendation to continue the hearing until June, 1989 to evaluate effectiveness of the changes and to allow correction of existing problems.
5. Donna Hyatt, West Hollywood, complained about not being notified on the rezoning of her property.

III. EXCLUDED CONSENT CALENDAR

A. Approval of Resolution

1. Resolution No. PC 88-58 - Approving Development Permit 88-47 to construct a parking deck for 12 cars above the existing below grade parking.

This item was pulled by Commissioner Liebowitz-Neglia for clarification on Condition 5.(r). She inquired whether the bond was to be posted up front or after a violation has been committed. Staff was instructed to verify this condition.

The records indicate that the permittee shall be asked to post a \$25,000 bond if he fails or refuses to comply with or violates any of the conditions in the resolution.

Action: To approve, as recommended, after clarification of Condition 5.(r).

Motion: Liebowitz-Neglia Second: Steve Smith

Vote: All Ayes

Motion carried.

IV. PUBLIC HEARING

A. General Plan Amendment - GP 89-02

To change the zone from R2 to R3 and the land use designation from Medium to Medium-High Density Residential.

Applicant: City of West Hollywood

Location: 9000-9040 Harratt Street
967-1007 Hammond Street

Recommended Action: Adopt a resolution to the City Council recommending approval of the amendment.

Anne Browning presented the staff report.

Commissioner Richmond opened the public hearing.

The following spoke for the project:

Dr. Mo Shiva, Whittier, owner of the property on Harratt
Sherwin Seyrafi, Los Angeles

The following spoke against the project:

Bruce Traub, West Hollywood
John Lucy, West Hollywood

Kelle Hurley, West Hollywood
Alan Shaeffer, West Hollywood
Brady Benton, West Hollywood
James Litz, West Hollywood
Lester Hirsch, West Hollywood
Jay Marciano, West Hollywood
David Behr, West Hollywood
Budd Kops, West Hollywood

Action: To close the public hearing.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

Action: To recommend denial of both options to the City Council for General Plan Amendment GP 89-02.

Motion: Steve Smith Second: Gene Smith

Vote: Ayes - Guarriello, Liebowitz-Neglia,
Richmond, Gene Smith, Steve Smith

Noes - Read

Motion carried.

Action: Staff investigate all the concerns of the Commissioners (including low-interest loan from the City) and submit a report on the first Planning Commission meeting in March, 1989.

Motion: Liebowitz-Neglia Second: Read

Vote: All Ayes

Motion carried.

V. COMMISSION CONSIDERATION

A. Redesign of 9024-26 Cynthia Street (DP 87-13)

Tim Gawronski presented a brief report, recommended approval of the revised plans and the payment of a fee in lieu of inclusionary housing. He also answered some questions from the Commissioners.

- E. Commissioner Read talked about the points taken up during the meeting of staff and the Planning Commission, one of which was bringing out policy issues on a regular basis. However, it was not clear how the issues would be raised, what the process would be for deciding which issues should be addressed. He suggested that these issues can be taken up during meetings under Items from Commissioners or Items from Staff.

Staff suggested that Commissioners bring the matter up with the Subcommittee and the Subcommittee can in turn submit the issue to staff to be included in the agenda for the meetings.

VII. ITEMS FROM STAFF

- A. Update on Spago Restaurant - Staff gave out a written update on Spago Restaurant.

Commission Liebowitz-Neglia expressed disappointment over the fact that Spago is not providing radio system and is not using the Budget Rent-A-Car lot for parking.

- B. Staff informed the Commissioners that the scheduled Historic Preservation Study Session has been postponed from February 9th to February 16th, at 6:00 p.m., just before the Planning Commission meeting.

VIII. ADJOURNMENT

Action: To adjourn until the next regular meeting of the Planning Commission on February 16, 1989, at the West Hollywood Park Auditorium.

Motion: Liebowitz-Neglia Second: Gene Smith

Vote: All Ayes

Motion carried.

CHAIRPERSON

ATTEST:

DIRECTOR OF COMMUNITY DEVELOPMENT